

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 23, 2004

ITEM No. 3

SUBJECT	DC Ranch Canyon 5 – Parcels 5.4, 5.5, 5.6 & 5.7
REQUEST	<p>Request preliminary plat approval within DC Ranch Canyon 5 for 24 Single Family Residential Lots (Parcels 5.4, 5.5, 5.6 & 5.7) on 191.93+/- acres.</p> <p>19-PP-2004</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This is a new development/subdivision in a canyon located at the south easternmost side of DC Ranch.• The property and is located in the upper desert and hillside landforms.• The development will comply with the Master Plans for Planning Unit 3, 5, and 6 including the Master Environmental Design Concept Plan. <p>Related Policies, References: 54-ZN-1989#1 thru 8</p>
OWNER	<p>DC Ranch LLC 480-367-7000</p>
APPLICANT CONTACT	<p>Karrin Taylor Biskind, Hunt & Taylor, P.L.C. 602-955-3452</p>
LOCATION	<p>10561 E Horseshoe Canyon Dr</p>
BACKGROUND	<p>Zoning. DC Ranch is a master planned community. The site is zoned Single Family Residential District/Planned Community District (R1-10/PCD and R1-43/PCD). The DC Ranch Development Agreement allows for 6,000 square foot residential lots, or larger, in the R1-10/PCD zoning district, and it allows for 10,000-square-foot residential lots, or larger, in the R1-43/PCD.</p> <p>Context. Canyon V of DC Ranch is shaped like a horseshoe and located on the southeast side of DC Ranch. This canyon parcel consists of 191 acres and is located in the upper desert and hillside landforms, and the site contains relatively steep slopes and well-defined washes passing through the site. The property is surrounded by Conservation Open Space (COS/PCD) to the north, east, and south, and by R1-10/PCD to the west.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request. This is a request for approval of a final subdivision plat of 191 acres into 24 lots (approximately 1 home per 8 acres). Lots have an average size of 340,000</p>

square feet (7.8 acres), with the smallest having 92,600 square feet (2.1 acres). One point of access to the subdivision will be from Horseshoe Canyon Drive to the west. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

The proposed roads in the subdivision have been designed to minimize disturbance to the existing washes and hill, and the proposed roads traverse through the terrain in a manner that limits their visibility as much as possible. There are cuts and fills for the roadways that exceed eight (8) feet, but those are limited within a range up to approximately twelve (12) feet.

Development information.

- *Existing Use:* Open Desert
- *Parcel Size:* 191 acres
- *Number of Lots:* 24 (1 home per 8 acres)
- *Building Height Allowed:* 30 feet (standards established through Development Agreement)

IMPACT ANALYSIS

Traffic.

Roads have been constructed per the approved Master Circulation Plan, and have been designed to accommodate the proposal. There will be one point of access to the subdivision from Horseshoe Canyon Drive to the west, which connects to Thompson Peak Parkway further to the west. There is adequate capacity on the internal street system and Thompson Peak Parkway for this additional development. Roads will be constructed per the approved Master Circulation Plan and adjacent subdivisions, and have been designed to accommodate the proposal.

Airport Vicinity.

This property is located outside the airport noise influence area.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site, and the staff has reviewed preliminary infrastructure plans.

Police/Fire.

Rural/Metro Fire Department has reviewed this plat and it conforms to the minimum requirements for fire apparatus access. Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Schools.

The subdivision falls within the Scottsdale Unified School District. The School District has been notified of final plats within DC Ranch, and has stated that there is no capacity issue as long as the plats conform to the densities approved in the original master plan. This plat is developing at a lesser density than the original master plan anticipated.

Open space/Scenic Corridors.

Open space will be provided within the washes and around the building envelopes, and is consistent with the Environmental Design Master Design Concept (EDMP).

Community Involvement.

DC Ranch has posted this development in their newsletter. Other than general inquiries, there have been no comments regarding this case.

Community Impact.

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The proposed road and lot locations have been designed to minimize disturbance to the existing washes and hillsides.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

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APPROVED BY

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Narrative

Preliminary Plat DC Ranch Canyon 5 CASE #255-PA-2004

This application requests Development Review Board approval for a preliminary plat consisting of twenty-four (24) custom lots within Parcels 5.4/5.5/5.6/5.7 also known as Canyon 5 at DC Ranch. These parcels consist of a total of 191.93 acres, are situated in the Upper Canyon Five and will be similar to the custom lots in Upper Canyon Six. The Upper Canyon Five lot sizes range from 2 acres to 29 acres. The Access to the site is off of Horseshoe Canyon Drive, west of Thompson Peak Parkway. The zoning for this area consists of two zoning categories, R1-10 and R1-43.

The site has been planned to protect the native vegetation and washes and to maximize viewsheds. Street alignments and elevations are designed to maximize integration with natural topography. Significant trees, saguaros, and boulder outcroppings were observed and designed around. Streets will be designed and constructed in accordance with the development standards for DC Ranch.

Architecture styles for these homes have met with past success and are unique to DC Ranch. All homes proposed will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants and restrictions.

DC RANCH
Canyon 5 (Parcels 5.4/5.5/5.6/5.7)
SUPPLEMENTAL NARRATIVE CASE #255-PA-2004

ROADWAY ALIGNMENT:

Roadways within this parcel have been designed both vertically and horizontally to minimize visual and environmental impact to the site. The goal is to integrate the roadbed with the natural topography of this canyon site. At the refinement of these plans, traditional retaining walls, rubble rock retaining grades, stable exposed rock faces, hammerheads, and other creative hillside road design methods will be incorporated to minimize the area of cut and fill disturbance to the site. The lay out of the roadways as shown, avoids significant rock outcroppings and stands of significant or difficult to relocate native Sonoran vegetation. Final civil design and construction will be in accordance with the amended development standards set forth in the Second Amendment to the Development Agreement, as amended, and the approved Master Plans for Planning Units III, V, & VI at DC Ranch

WASHES:

In the initial planning of this parcel, heavily vegetated land along the major wash corridor was set aside for preservation. The planning efforts sought to minimize any development impacts to these areas. The preservation of this major corridor, in keeping with the design character of DC Ranch, will be a major natural open space amenity to this parcel. When crossing of this major corridor or the minor wash corridors within the parcel is required, the design and construction the drainage structures will be such as to minimize the aesthetic and hydraulic impacts. In addition, the drainage structures will be designed to allow the flow of water to travel under the roadway while providing some on-site retention.

LOT LAYOUTS:

The lots within Canyon 5 have been designed to mitigate the impacts to the natural canyon site, while providing spectacular home sites for future owners. The lots will be designed with development envelopes that will encourage homeowners to protect natural features and significant existing vegetation. The envelopes will be sited to minimize the future impacts of the building pad and driveway access for each home.

BUILDING HEIGHT:

The maximum building height within Canyon 5 is thirty feet (30') above existing natural grade similar to that in the Scottsdale's Environmentally Sensitive Land Ordinance (ESL), as outlined in Schedule G of the Second Amendment to the Development Agreement, as amended. The grading of site pads will be reviewed by the DC Ranch

Covenant Commission with the intent of minimizing the visual impact of any cut or fills that may be required.

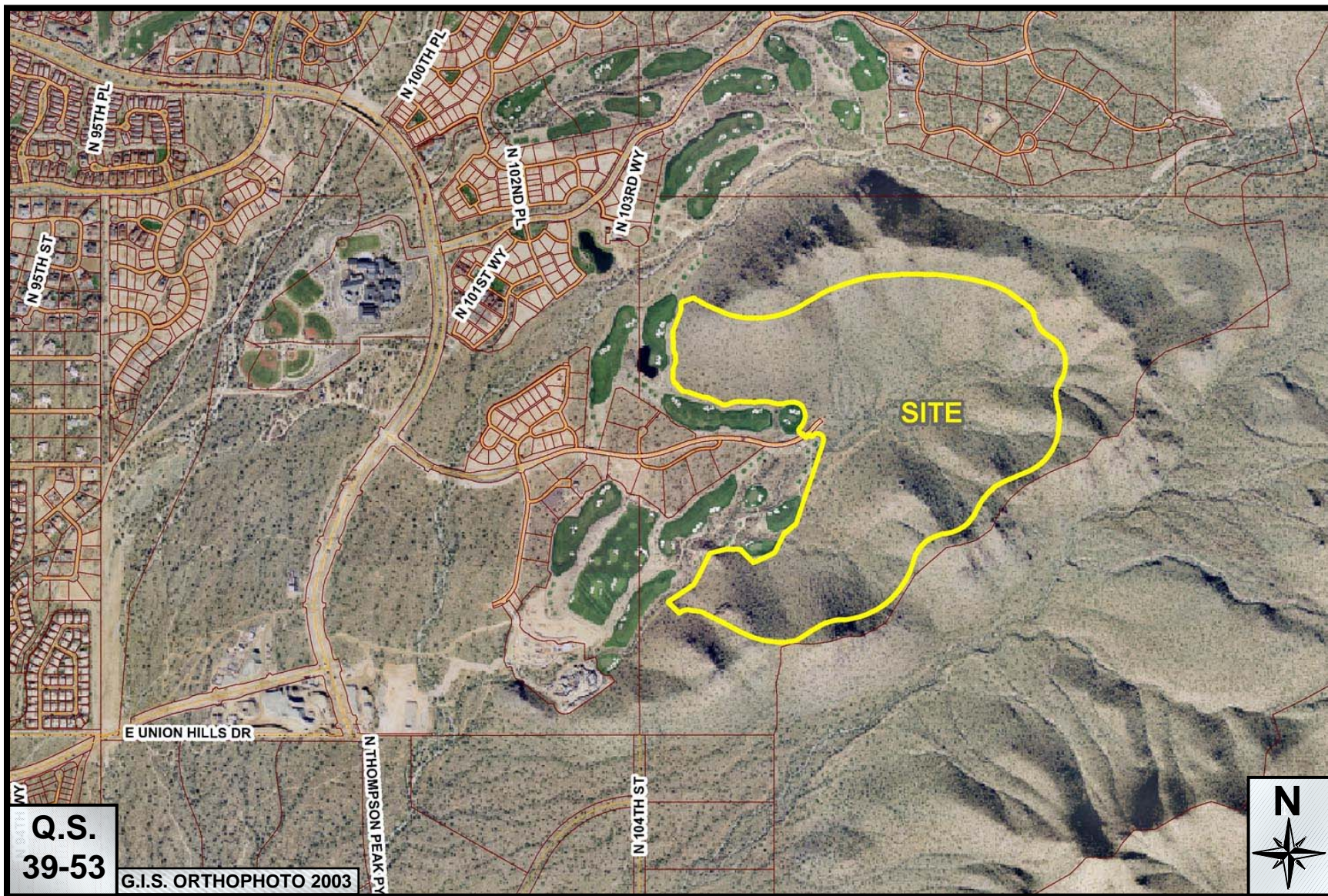
DESIGN GUIDELINES:

Canyon 5 is governed by the Silverleaf, Upper Canyon Design Guidelines. These guidelines introduce new homeowners to the design philosophy that has been the hallmark of DC Ranch. The guidelines include the concepts of good site design, architectural detailing, appropriate styles of architecture for this portion of the DC Ranch community, color and material selection, appropriate planting and lighting for the Sonoran desert setting, and the DC Ranch review process. The goal of this collection of information is to achieve great design and insure a lasting value in the community through guidance of individual design expression.

NAOS:

Per the Second Amendment to the Development Agreement, as amended, and the subsequent Natural Area Open Space (NAOS) delineation documentation, acres of NAOS are to be provided within Canyon 5 as Conservation Area (CA). The Conservation Open Space (COS) that surrounds this parcel has already been determined, except for a small sliver of land at the east end of the canyon. This remaining sliver of land will be delineated at the recordation of the final plat for this parcel. In addition to the NAOS acreage already agreed to for this parcel, the Army Corps of Engineers' jurisdictional 404 washes, and associated vegetated areas (a.k.a. mitigation buffer) will also be placed within NAOS easements to insure they remain in a native state. The NAOS provided in this parcel will help to ensure that DC Ranch exceeds its NAOS requirements as outlined in the Land Use Budget of the Second Amendment to the Development Agreement, as amended.

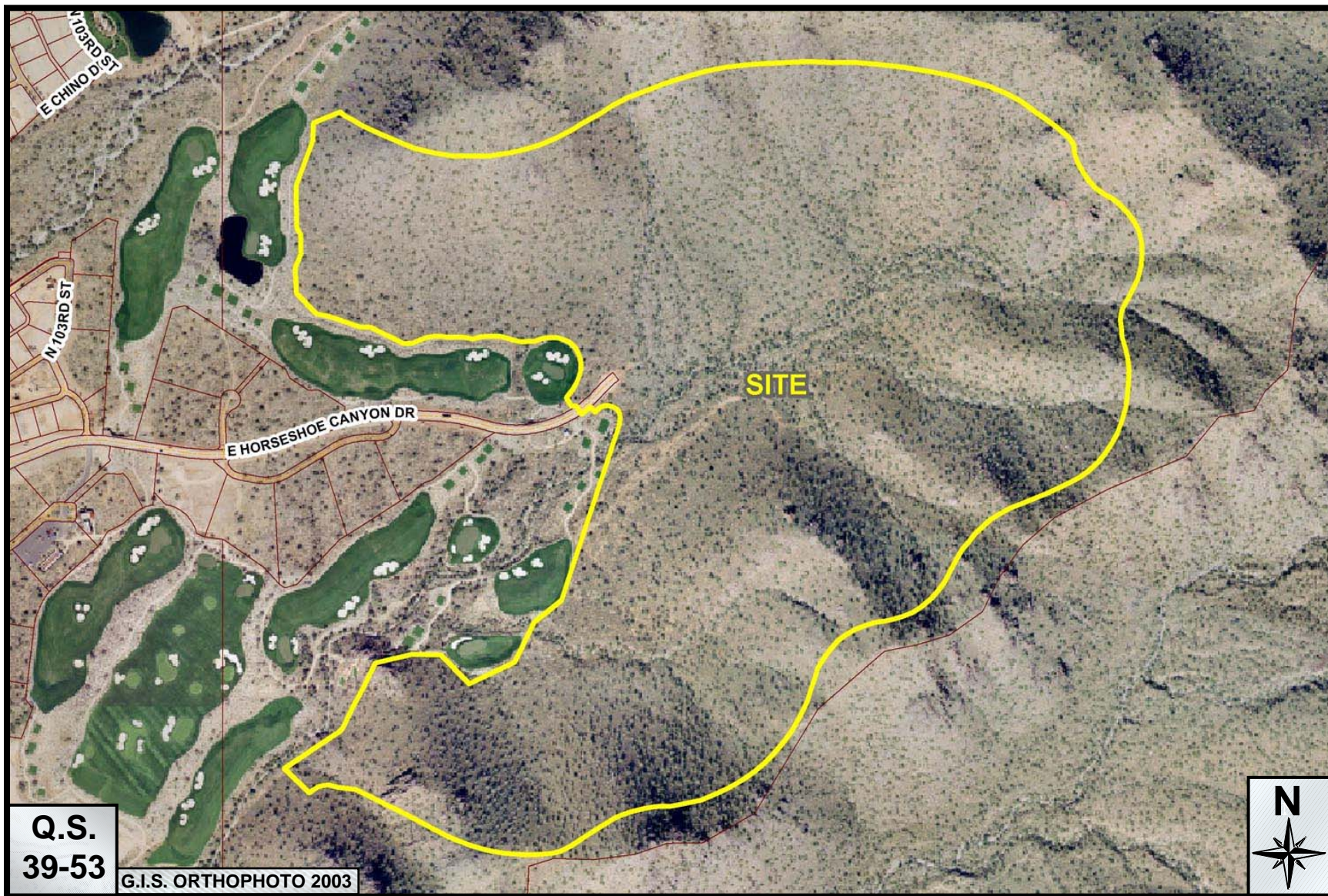
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DC Ranch Canyon 5
Parcels 5.4/5.5/5.6/5.7

19-PP-2004

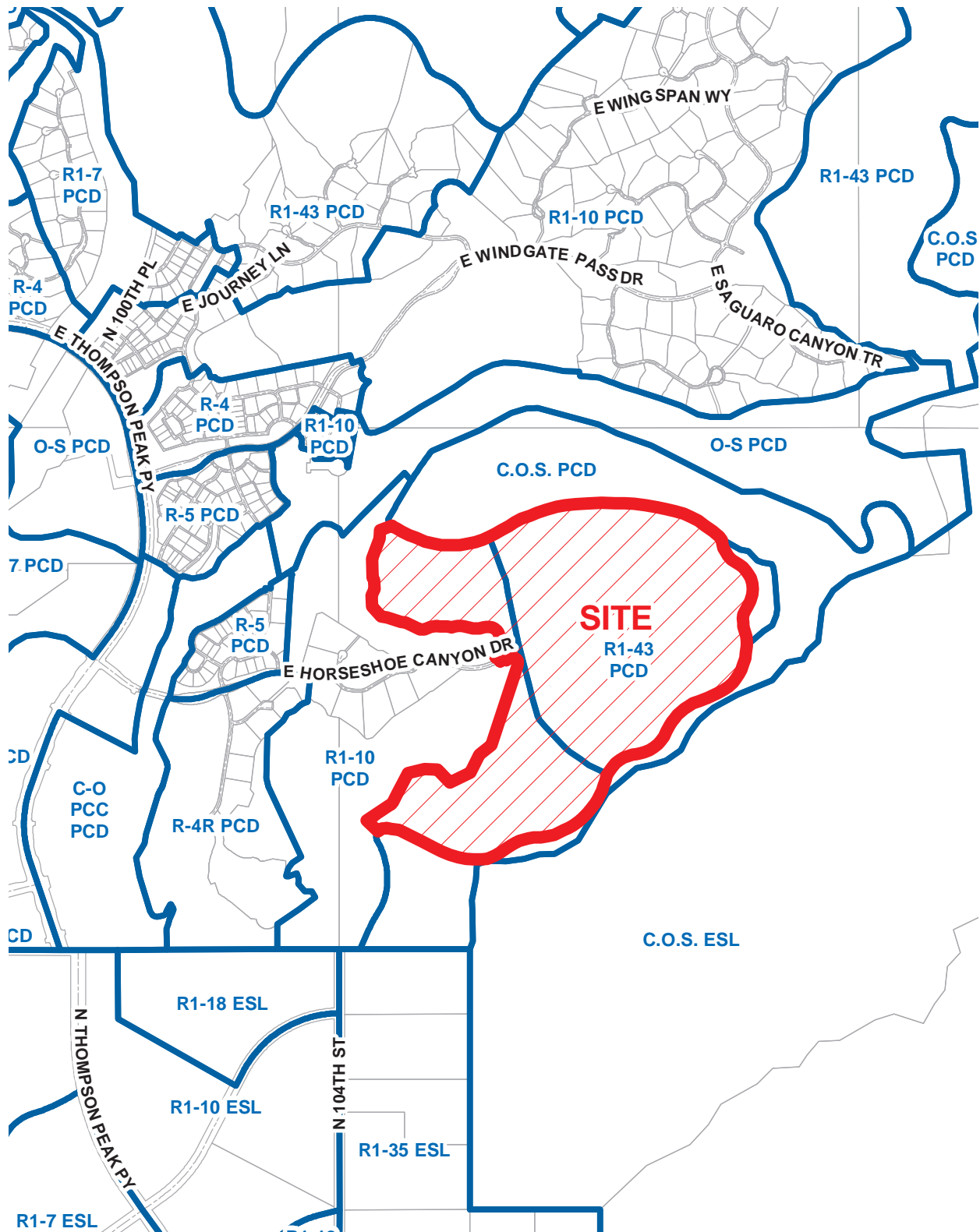
ATTACHMENT #2



DC Ranch Canyon 5
Parcels 5.4/5.5/5.6/5.7

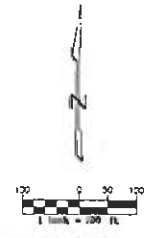
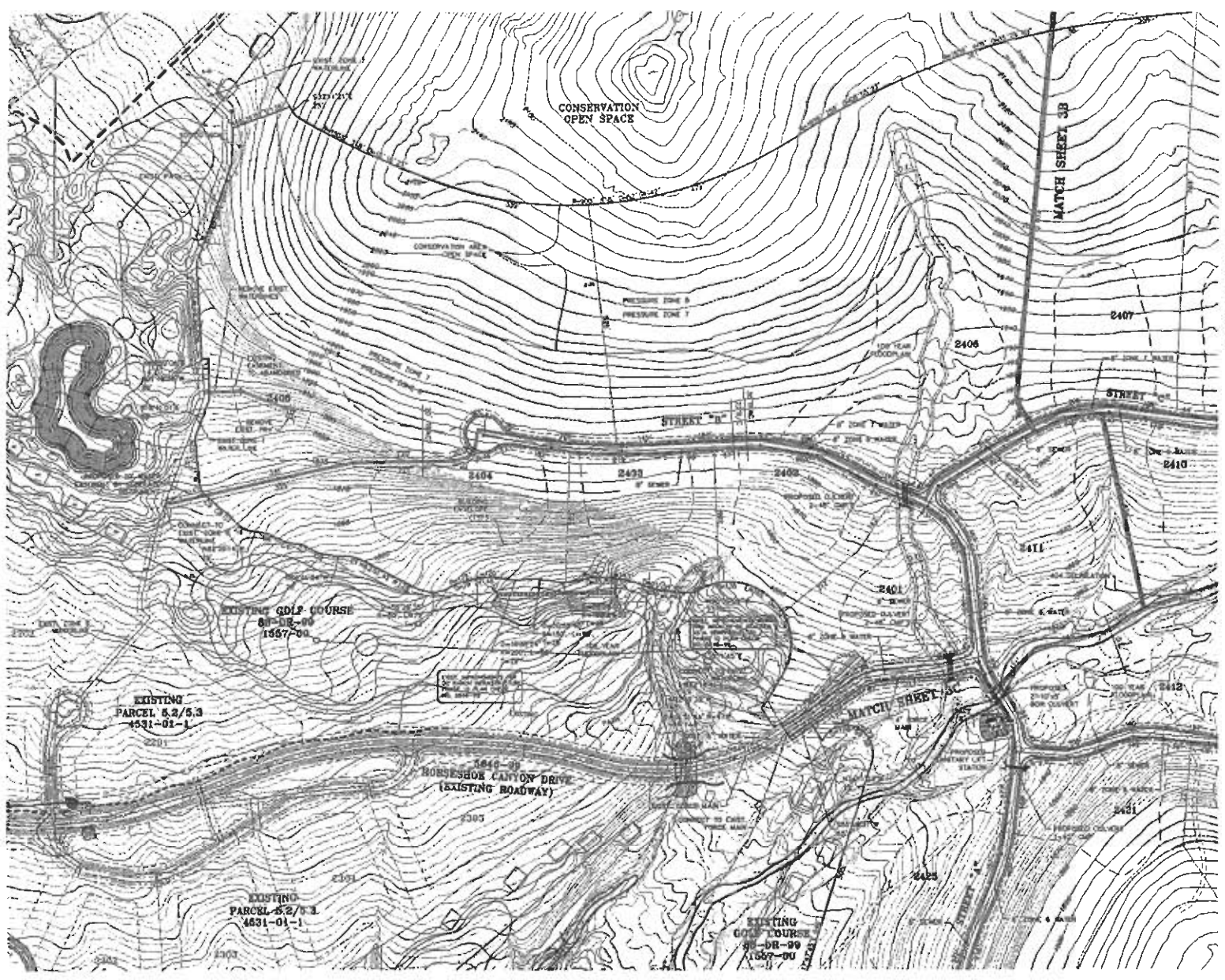
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ATTACHMENT #2A



19-PP-2004

ATTACHMENT #3



LINE	DELTA	PAVING	AREA	LENGTH	CH
1	12.4	3.7	100.00	13.00	25.00
2	2.0	0.0	100.00	74.00	28.50
3	2.0	0.0	100.00	13.00	25.00
4	7.0	1.4	100.00	83.00	25.00
5	2.0	0.0	100.00	74.00	28.50
6	1.0	0.0	100.00	74.00	28.50
7	1.0	0.0	100.00	74.00	28.50
8	1.0	0.0	100.00	74.00	28.50
9	1.0	0.0	100.00	74.00	28.50
10	1.0	0.0	100.00	74.00	28.50
11	1.0	0.0	100.00	74.00	28.50
12	1.0	0.0	100.00	74.00	28.50
13	1.0	0.0	100.00	74.00	28.50
14	1.0	0.0	100.00	74.00	28.50
15	1.0	0.0	100.00	74.00	28.50

DMB
WOOD/PATEL
Civil Engineers
1000 N. 10th Street
Suite 200
Phoenix, AZ 85004
(602) 255-1000

**DC RANCH
SCOTTSDALE**
UPPER CANYON 5
PRELIMINARY PLAT - SITE PLAN

PROJECT NO. 19-PP-2004
SHEET NO. 3
DATE: 09-02-04
SCALE: 1" = 60'
JOB NO. C40048

D.C. RANCH CANYON 5-PARCEL
5.4 - 5.5 - 5.6 - 5.7
10561 E. HORSESHOE CANYON DR.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- _____

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☐ A. KNOX BOX
☐ B. PADLOCK
☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, 11. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVES SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS. PROVIDE A LOOPED WATER MAIN SYSTEM.

ATTACHMENT A

RESIDENTIAL SUBDIVISION CASE 19-PP-2004
STIPULATIONS FOR DC RANCH CANYON FIVE – PARCELS 5.4, 5.5, 5.6 & 5.7

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. The approval of the preliminary plat for PARCELS 5.4, 5.5, 5.6 & 5.7 shall be valid for two years from the date of Development Review Board approval.
2. Site design shall conform to the land use budget for Planning Units 3, 5, 6 of case 54-ZN-89 #8, amended development standards for the R1-10 and R1-43 zoning districts, and the Planning Master Plans for Planning Units 3, 5, 6 (PMP) to the satisfaction of Planning and Development Services' Plan Review staff.
3. The developer shall provide an update to the 54-ZN-89#1-8 Land Use Budget Summary, and the Residential Land Use Summary (specifically for DC Ranch Planning Units 3,5,6) with the final plans submittal. The updates to these Summaries shall document conformance with the maximum densities and units, and the minimum NAOS to be provided by Planning Units Planning Units 3, 5, 6 as noted in case 54-ZN-89#1-8, to the satisfaction of Planning and Development Services' Plan Review staff.
4. Tracts reserved for open space or other uses shall conform to the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
5. The design/elevations/color of proposed wash control devices shall be in conformance with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff. With the final plans submittal, the developer shall provide elevations, sections, details, etc., which shall be subject to Planning and Development Services' Plan Review (planning and civil) approval.
6. Final plat shall identify the *ownership* and maintenance of any land not used for residential lots.
7. The landscape plan for all model home(s) shall be submitted for final plans review and approval.
8. *Any proposed* unpaved drives and parking areas shall be treated for dust control.
9. Flagpoles, if provided, shall be one piece conical tapered.

ON-SITE LIGHTING:

1. All lighting shall be consistent with the approved PMP (Planning Unit II and IV Thematic Character Study), to the satisfaction of Planning and Development Services' Plan Review staff.
2. Provide plans indicating locations and details of all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of landscape plans submittal.

SIGNS:

1. All signs shall be consistent with the approved Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.
2. Provide note on final landscape plans: Signs require separate approvals and permits.

BIKEPATHS/PUBLIC USE TRAILS:

1. The internal path and sidewalk system shall be consistent with the Parks and Circulation Plan in the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
2. The developer shall indicate the location of trail connections and any associated easements with the final plans submittal.

WALL DESIGN:

1. No permanent chain link fencing shall be allowed except as approved by the Project Coordination staff.
2. The homeowners' association shall be responsible for the maintenance of the streetscape walls and site wall required for the street and infrastructure improvements. Note this requirement on the final plat.
3. If proposed during the final plans submittal, details and locations of streetscape walls and site walls proposed on top of retaining walls shall be submitted for staff review and approval at the time of final improvement plan submittal.

LANDSCAPING:

1. Landscaping and plant material shall be consistent with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
2. Incorporate existing vegetation into the landscape design.
3. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site, *except as approved by Project Coordination Manager, in compliance with 54-ZN-89#1-8, or as previously approved through the PMP.*

4. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
5. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall either have a canopy that begins at 7 feet in height upon installation or be maintained to ensure visibility is not obstructed. All heights are measured from nearest street line elevation.
6. Turf areas are to be a minimum of 10 feet in width.
7. Provide positive drainage away from walks and curbs along all streets abutting natural terrain except as set forth in the PMP.
8. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over-spray, or provide design alternatives to achieve similar results to be approved by Planning and Development Services' Plan Review staff.
9. All roadway tracts shall be landscaped by the developer and or homeowner as approved by the to the satisfaction of Planning and Development Services' Plan Review staff.
10. All exposed cut and fills shall be treated with eonite or equivalent.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. If NAOS is proposed, a temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS) VISTA COORIDORS:

1. If NAOS is proposed, provide a separate, dimensioned plan indicating the limits of construction to assure the (NAOS, drainage, vista corridor, and scenic corridor) remains natural - for field staff review and approval.
2. Vista Corridors easements shall be dedicated to the City of Scottsdale over washes that contain Q100 flows of 750 cfs and greater. The easement shall included the entire 100 year limits of inundation and shall be a minimum of 100-feet in width to the satisfaction of Planning and Development Services' Plan Review staff

3. NAOS shall be dedicated over the vista corridor easements.

OTHER:

1. The developer shall amend the zoning district boundary lines so that they follow the lot lines prior to lot sales, and prior to the issuance of the Letter of Acceptance for the infrastructure improvements.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

INTERNAL CIRCULATION:

1. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
2. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
3. The circulation elements shall be in conformance with the DC Ranch Master Circulation Plan for Planning Units III, V, and VI.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE COLLECTION:

1. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.
2. Grade slopes on private streets shall not exceed the allowable limits of the COS sanitation trucks.

DRAINAGE AND FLOOD CONTROL STIPULATIONSDRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate conformance to City ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by City staff, the developer shall submit two (2) hard copies of the complete final drainage report and plan. The final drainage report and plan shall:
 - a. The final drainage report shall be in general conformance with the preliminary drainage report for DC Ranch Canyon 5 prepared by Wood, Patel and Associates.
 - b. Reference and be consistent with the drainage report titled "DC Ranch Planning Units III, V & VI Addendum to Part 4 Drainage Plan Study," dated December 25, 2001 and accepted by the City on April 29, 2002.
 - c. Provide final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
 - d. Provide calculations for sizing all road-crossing culverts. Provide calculations for determining depths of flow over all road crossings. Demonstrate that during the 100-year storm, all building lots will be accessible from the boundary of the development without having to drive through a depth of water of greater than 1 foot.
 - e. Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site. Include a discussion of how the lowest floor elevations are established.
 - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - g. Include a clearly legible HEC-1 Schematic that shows all concentration points and connecting flow lines, and that is consistent with the HEC-1 model.
 - h. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - j. Where rip-rap is proposed, provide calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, or

hydraulic design of energy dissipaters for culverts and channels U.S. Department of Transportation, FHWA, September 1983.

3. STORM WATER STORAGE REQUIREMENT. Stormwater storage shall be provided per the approved addendum to the master drainage report and plan as stated in 2(a) above.
4. SPLIT FLOWS. Per Section 2.2, page 8, of the Design Standards and Policies Manual, in setting finished floor elevations regarding upstream splits, the engineer shall assume that 100% of the flow could go either direction in any given flood event. For infrastructure design, the estimate of the actual split based on a hydraulic analysis of the existing channel cross-sections must include a minimum safety factor of 30%.
5. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for City-owned utilities) from every affected utility company.
6. GRADING AND DRAINAGE PLAN. A final grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities (culverts, storm drains, berms, swales, etc.). Show the sizes of all culverts.
 - h. Show $Q_{(100)}$ at all culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.

- j. Note: "Where used, rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
 - m. *Wash stabilization options shall conform to the EDMP unless the City approves other options.*
7. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
8. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
- a. Submit a Notice of Intent (NOI) to ADEQ;
 - b. Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
 - c. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two copies of the NOI and a copy of the Storm Water Pollution Prevention Plan.
 - d. Send a Notice of Termination (NOT) to ADEQ when construction is completed. Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100 or from ADEQ's web site: <http://www.adeq.state.az.us/environ/water/permits/stormwater.html#const>
9. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
10. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602-506-6700) for fees and application information.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analyses and calculations for active forces based on an associated geotechnical analysis of the soil and soil conditions.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, berms, and open channels as determined by City staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.

- b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the City.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
 - a. Specify the right of the City to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
 - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. WATER AND WASTEWATER MASTER PLANS. All water and sewer lines shall be constructed in accordance with the City's Water and Wastewater Master Plans and the approved Master Water and Wastewater Plans for DC Ranch Planning Units III, V, and VI.
3. BASIS OF DESIGN REPORT (WATER). Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 - b. Evaluate the project's water demands and their impact on the existing water system.
 - c. Determine the need for any additional water lines and water related facilities to support the proposed development.
 - d. Conform to the City's Integrated Water Master Plan.
 - e. Identify the timing of and parties responsible for construction of all water facilities.
4. BASIS OF DESIGN REPORT (WASTEWATER). Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report

shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:

- a. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 - b. Evaluate the project's wastewater demands and their impact on the existing wastewater system.
 - c. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 - d. Conform to the City's Wastewater System Master Plan.
 - e. Identify the timing of and parties responsible for construction of all wastewater facilities.
5. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-8743 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
6. CLEARANCE FROM WALLS. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed (1) with gates or removable wall panels for maintenance and emergency access; or, (2) as a standard wall and the developer shall indemnify utility companies from damage to walls associated with repair of water and sewer lines.
7. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
8. MANHOLE LOCATION. Manholes shall not be located on lots.
9. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a

completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).

- b. Before commencing construction, the contractor or developer shall provide evidence to City staff that a Certificate of Approval to Construct and/or Provisional Verification of General Permit Conformance has been approved by MCESD.
- c. Before building permits are issued, the developer shall submit to the City a Certificate of Approval of Construction and/or Verification of General Permit Conformance signed by the MCESD and a copy of the as-built drawings.
- d. Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

TRACTS AND EASEMENTS`:

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
4. SEWER LIFT STATION. The proposed sewer lift station shall be a public facility and the overall design of the lift station shall meet the requirements of Water Resources Division. Unless otherwise agreed to in writing by the Asset Management Coordinator, the tract for the lift station will be dedicated to the City in fee title by a general grant warranty deed and shall be accompanied by a title policy in favor of the city.
5. The existing zone 6 and 7 water lines and pressure reducing valve located within the proposed lot 2405 will need to be removed and the existing water line easement abandoned.
6. For the proposed water line between lots 2405 and 2404, waterline easement will need to be dedicated by separate instrument for the realigned portion of the waterline within the existing golf course.
7. Existing water and sewer lines within the existing Horseshoe Canyon culdesac will need to be abandoned and relocated to meet requirements for alignment of water and sewer in DC Ranch.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMITCASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
2. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.
3. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
4. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
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ATTACHMENT C

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Internal Streets	Local Residential	30-Foot Tract (Private)	22 Feet BC-BC	Roll Curb	4-Foot Min. Shoulders with 2-Foot Min. Shoulders for limited distances
Horseshoe Canyon	Local Residential	35-Foot Tract (Private)	27 Feet BC-BC	Roll Curb	4-Foot Min. Shoulders with 2-Foot Min. Shoulders for limited distances

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for City water supply in accordance with City ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Mike Mahoney at 480-312-5686, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for City sanitary sewer in accordance with City ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Mike Mahoney at 480-312-5686, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

PLANNING ORDINANCE REQUIREMENTS

LOT DESIGN:

1. Lot area and width shall comply with amended R1-10 and R1-43 district standards of case No. 54-ZN-89 #8.
2. All lots shall abut a public, or private street furnishing satisfactory access thereto.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Trees shall be provided at a rate of one tree per lot to be placed in front yard of each unit (per the City Code). Note on final landscape plans that this requirement will be met.
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.
4. *If models homes are provided,* they shall comply with the City Code
5. Turf in all residential common areas shall comply with the City Code.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. *Comply with conditions of case No.: 54-ZN-89 #1-8, and the Master Environmental Design Concept Plan for Planning Units III, V and VI.*